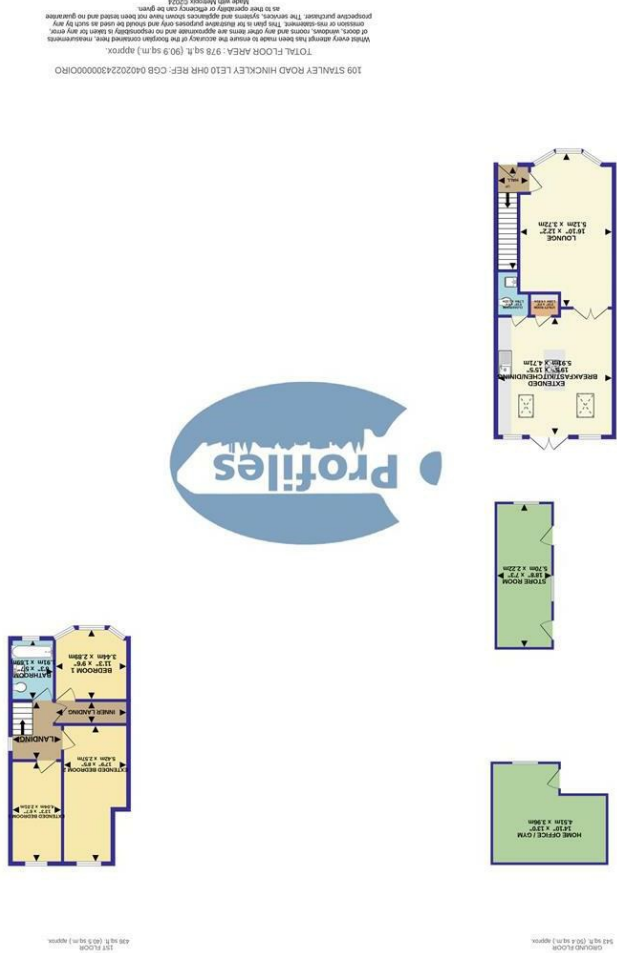


Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller, therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors. The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. MISDESCRIPTONS ACT 1967 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.

PROPERTY MISDESCRIPTONS ACT 1991
Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller, therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors. The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. MISDESCRIPTONS ACT 1967 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents
Surveyors, Valuers and
Letting Agents



Profiles Estate Agents

109 Stanley Road, Hinckley, LE10 0HR
Offers In The Region Of £300,000



109 Stanley Road, Hinkley, LE10 0HR

Offers In The Region Of £300,000

A stunning 3 bedroom extended tastefully decorated, deceptively spacious, semi detached house. The property has the benefit of gas central heating (condensing combi Baxi 800), magnificent extended breakfast kitchen/dining room, modern bathroom with shower, established rear garden with home office /gym, 2 car driveway, fully board roof void / hobby room, ideally located close to all local amenities, including schools, local shops and regular public transport services. The property is accessible for commuting to all major road links, such as the A5,M69,M1 and M6. MUST BE VIEWED. NO CHAIN.

Reception hall

4'0" x 3'6"
Obscure PVCu double glazed door, radiator and staircase to the first floor.

Attractive lounge (front)

16'9" x 12'2"
Feature multi fuel burner set in front of a rustic brick surround with a tiled hearth, laminate floor and walk in PVCu double glazed bay window.



room

19'4" x 15'5"
Luxury 'shaker' style kitchen. Composite sink, range of attractive base and wall units (12 base and 6 wall finished oyster, integral breakfast bar with fitted base units and pan drawers, split level induction hob, electric fan assisted oven, extractor hood, fitted fridge, fitted freezer, LVT floor, PVCu double glazed french doors, , PVCu double glazed windows, vaulted ceiling with twin double glazed velux roof lights and under floor heating

Extended modern breakfast kitchen / dining

4'9" x 4'1"
Stainless steel sink unit, associated work surface and plumbing for a washing machine.

Utility room

5'6" (min) x 4'7"
Suite in white, wash hand basin, low flush wc, tiled floor, wall mounted (fan assisted) gas fired condensing combination boiler and obscure PVCu double glazed window.

Guest cloakroom

5'6" (min) x 4'7"

Extended bedroom 2 (rear)

18'5" x 8'5"
PVCu double glazed window and radiator.



Extended bedroom 3 (rear)

13'3" x 6'7"
PVCu double glazed window and radiator.

Modern bathroom (front) Fully tiled.

6'3" x 5'6"
Full suite in white, panel bath, wash hand basin, low flush wc, tiled floor, chrome ladder style radiator, PVCu double glazed window and extractor fan.

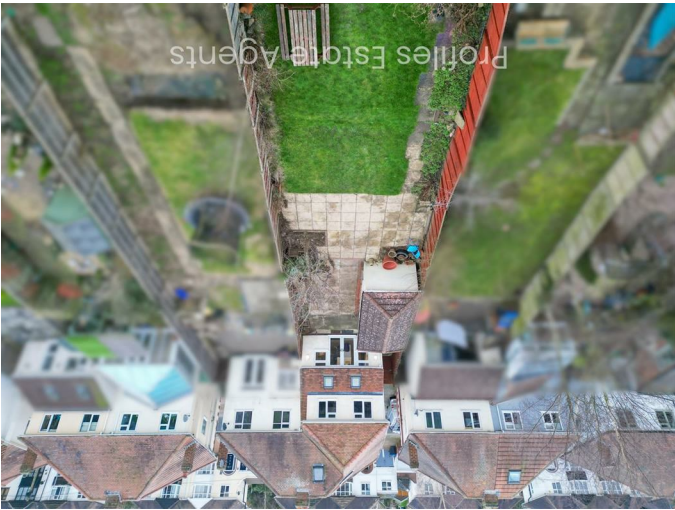


Home office/gym

14'9" x 13'0"
PVCu double glazed window, front canopy, light and power points.

Brick store

18'11" x 7'1"
Twin double glazed windows and doors.



Outside

Front garden with 2 car driveway and side gated access. Established rear garden, patio, established lawn and water tap.

Bedroom 1 (front)

11'3" x 9'5"
Walk in PVCu double glazed bay window, and radiator.

Inner landing

9'2" x 3'2"
Leading to fully board roof void / hobby room,(3.48 x 2.96m) with twin double glazed velux roof lights.

First floor landing

8'3" x 6'1"
Obscure PVCu double glazed window, roof void access and smoke alarm.

